



2 Oatlands Close, Carlton Colville

Minors & Brady



2 Oatlands Close

Carlton Colville, Lowestoft

Contemporary styling, exceptional natural light, versatile outdoor living and a sought-after cul-de-sac setting come together beautifully in this impeccably presented detached home. Designed with modern family life in mind, the property offers bright, spacious interiors that flow effortlessly from the welcoming reception space to the stylish kitchen/dining room, where French doors open onto the garden. Outside, the low-maintenance grounds provide inviting areas for entertaining and relaxing, while the impressive garden studio creates the perfect environment for home working, hobbies or social occasions. Complemented by ample parking, a garage with EV charging point and close proximity to local amenities, this is a home that delivers both convenience and lifestyle appeal in equal measure.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Oatlands Close is situated within the popular village of Carlton Colville, offering a convenient residential setting with easy access to a wide range of local amenities.

Residents benefit from a variety of shops, supermarkets, cafés, schools, and healthcare facilities, all readily accessible within the local area. Carlton Colville is particularly popular with families, thanks to its selection of well-regarded schools, recreational facilities, and nearby open green spaces.

The area enjoys close proximity to Oulton Broad, one of East Suffolk's most desirable destinations and the gateway to the Norfolk Broads. Here, residents can enjoy attractive waterside walks, boating activities, leisure facilities, and a range of popular pubs, cafés, and restaurants overlooking the water. Carlton Marshes Nature Reserve is also nearby, offering extensive walking routes, open landscapes, and excellent opportunities to enjoy the area's natural surroundings.

Lowestoft's award-winning sandy beaches, vibrant town centre, and historic seafront are within easy reach, providing an extensive range of shopping, leisure, and entertainment amenities.

The area benefits from excellent transport connections, with convenient access to the A146, A12, and A47, providing routes to Norwich, Great Yarmouth, Beccles, and the wider Norfolk and Suffolk region. Rail services are available from nearby Oulton Broad and Lowestoft stations, offering connections across East Anglia.



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Occupying a desirable position within a sought-after cul-de-sac in the popular Carlton Colville area, this beautifully presented detached family home offers bright, spacious accommodation that has been thoughtfully enhanced to suit modern lifestyles.

Benefiting from replacement windows and doors installed within the last two years, together with a fully serviced Baxi gas combi boiler, the property provides a ready-to-move-into home with a contemporary feel throughout.

The property is approached via an attractive cobble-effect driveway, providing ample off-road parking for several vehicles and access to the garage. A storm porch shelters the entrance, creating a welcoming first impression, while landscaped frontage with mature planting, decorative borders and enclosed boundaries enhances the property's kerb appeal.

Stepping inside, the entrance hall immediately sets the tone for the accommodation beyond, offering a bright and welcoming space with stylish flooring and stairs rising to the first floor. From here, a door leads into the principal reception room.

The sitting room is an excellent family space, generous in size and flooded with natural light through dual-aspect windows. Engineered oak flooring adds warmth and character, while the flexible layout comfortably accommodates both seating and entertaining areas. Thoughtfully designed for everyday family life, this impressive room also benefits from useful understairs storage and provides access to the inner lobby.



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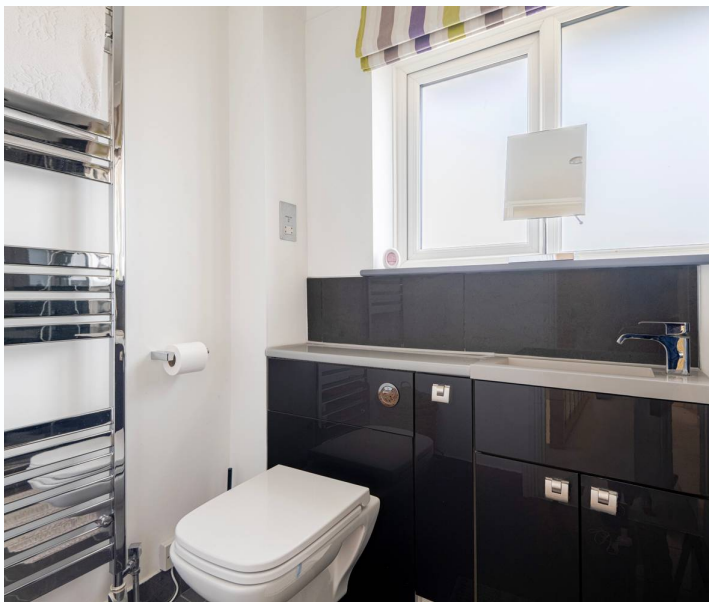
Carlton Colville, Lowestoft

Positioned off the lobby, the ground floor cloakroom is fitted with a modern suite incorporating a vanity wash basin and WC, providing additional convenience for family living and visiting guests.

The kitchen/dining room forms the heart of the home and has been designed with both practicality and style in mind. Offering an attractive range of fitted units with complementary work surfaces, the space incorporates a comprehensive selection of integrated appliances including a fridge freezer, dishwasher, washing machine, induction hob, extractor hood, double oven and microwave. The dining area provides an excellent setting for family meals and social occasions, while French doors open directly onto the garden, allowing indoor and outdoor living to connect seamlessly during the warmer months. Natural light pours into the room, creating a bright and inviting atmosphere throughout the day.

Ascending to the first floor, the landing features an elegant oak and glass balustrade, further enhancing the contemporary feel of the property. Doors lead to all bedrooms, the shower room and an airing cupboard housing the gas combi boiler.

The principal bedroom is a well-proportioned double room positioned to the front of the property, offering a comfortable and relaxing setting. Bedroom two is another generous double bedroom overlooking the rear garden, whilst bedroom three provides a versatile space that could serve equally well as a child's bedroom, guest room or home office, depending upon a purchaser's requirements.



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Serving the bedrooms is a stylishly appointed shower room, fitted with a contemporary suite comprising a vanity wash basin, WC and a walk-in mains-fed shower complete with rainfall and handheld shower heads. Finished with modern wall panelling, quality fittings and a heated towel rail, the room has been thoughtfully designed to provide a sleek and practical space for everyday use.

Outside, the rear garden has been arranged with ease of maintenance in mind, creating an attractive outdoor environment that can be enjoyed throughout the year. Artificial lawn is complemented by planted borders, patio seating areas and an elevated decking area with recessed lighting, offering ideal spaces for outdoor dining, entertaining and relaxation. Outdoor power points further enhance the practicality of the garden.

A particular highlight is the detached garden studio, a highly versatile addition that lends itself perfectly to home working, creative hobbies, a gym, entertaining space or a peaceful escape from the main house. Featuring double glazing, power, lighting and sliding doors opening onto the garden, it offers excellent flexibility for modern lifestyles. Behind the studio, a timber shed provides additional storage.

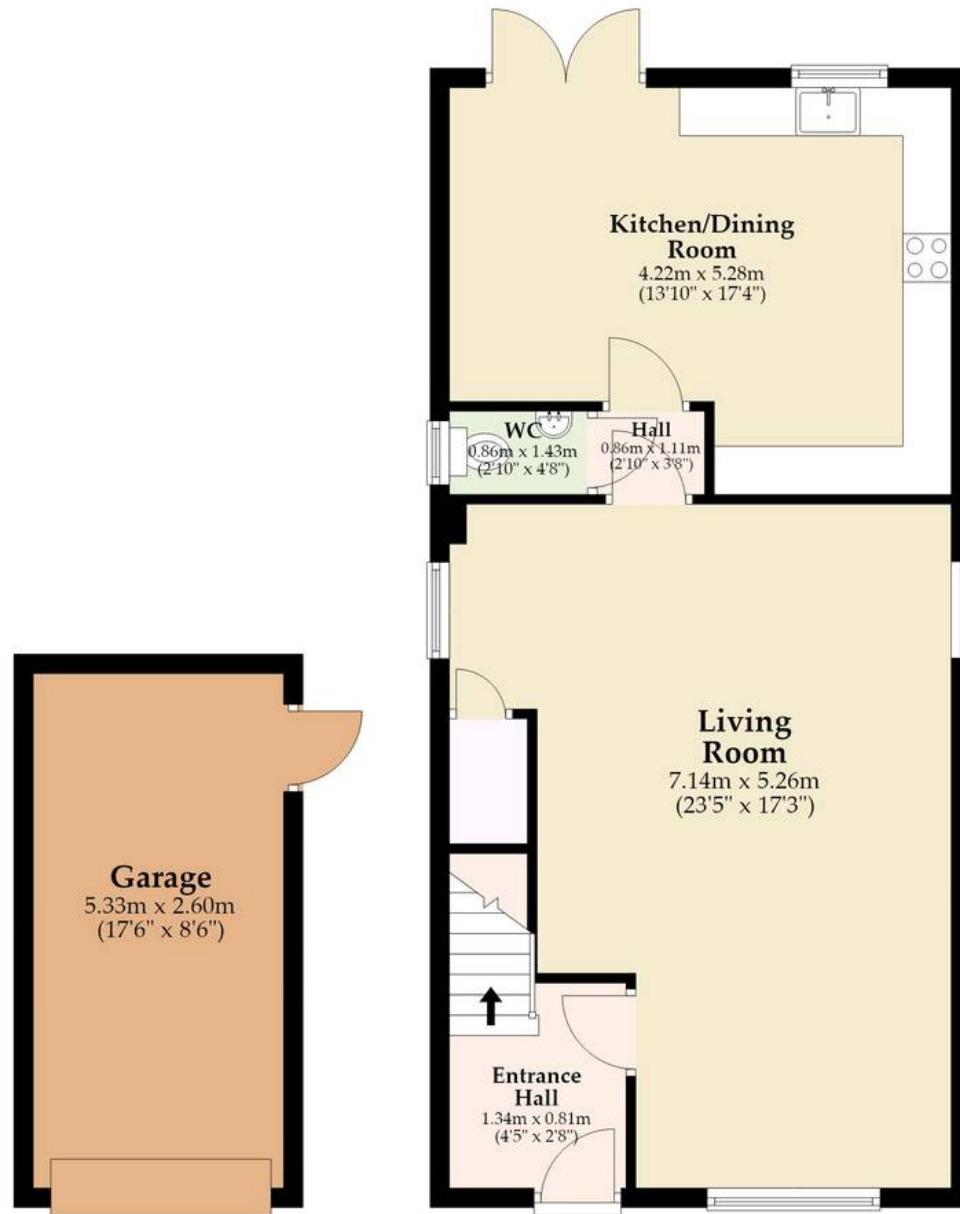
The garage offers further practicality, whether utilised for vehicle storage, workshop purposes or general household storage. Equipped with power, lighting, workspace and a pedestrian access door, it complements the ample driveway parking to create excellent provisions for modern family needs. An EV charging point is also installed, ensuring the property is well prepared for future motoring requirements.



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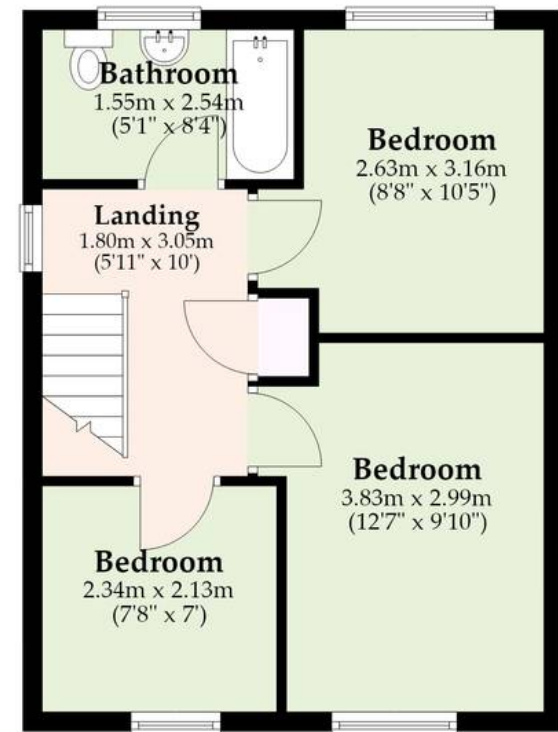
Ground Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Your home, our market

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